

Grand Junction Task Group

116 East Main Street, Westfield Indiana 46074-8924

September 1, 2021

Bailey Speek
The Modern Female
106 N. Union Street
Westfield, In 46074

Re: **228 Maple Street, Westfield, IN 46074**

Dear Bailey Speek,

The Grand Junction Task Group received a proposal from your company seeking an endorsement on a 228 Maple Street variance before the City of Westfield.

A three-page summary was provided to task group members for review over email. Unfortunately, the time for an in-person meeting was not available.

The Task Group reviewed your proposal and provided feedback that included a question about the company's plans for parking¹. Additionally, a member raised the issue about the location of this business as it relates to long-term development plans for the block². The Realtor representing The Modern Female confirms that the company recognizes this likely conclusion and will cooperate when such a project comes forward.

The Task Group appreciates your flexibility and willingness to consider its questions to ensure that this new development adds to the downtown experience and corridor. Therefore, members of the Grand Junction Task Group have voted to **ENDORSE** this project.

The Task Group endorses the 228 Maple Street variance proposed by The Modern Female. This investment in downtown Westfield will help increase property values in the neighborhood and contribute to area businesses' success.

Questions about the endorsement can be directed to the Grand Junction Task Group administrator Steve Latour at slatour@westfieldchamberindy.com or by calling 317-804-3030.

Sincerely,

Endorsing Task Group Members:

Bob Beauchamp (Grand Junction Properties)

Patrick Chittenden (Patch Development)

Jackie Dikos (Field Brewing)

Keith Dusko (Chiba)

Nolan Hudson (1205 Distillery)

Angie Frazier, Downtown Westfield Association Vice Chairperson

Melody Jones (FC Tucker Agent), Downtown Westfield Resident

Dan Moyer (Moyer Jewelers), Downtown Westfield Association Chairperson

Erin O'Rear (Wandering Peacock Gallery)

John Schaaf (Schaaf CPA)

Teresa Skelton, Downtown Westfield Association Board Member

¹ Clients coming to The Modern Female can park at the Moyer gravel lot for now, but if that lot is sold or developed. Where would clients park? Is there a proposed solution?

² What are the cities plans for a significant mixed-use project to take place on this site/street in the future. Given the amount of the investment being made is Modern Female prepared to leave if/when such a development is made in the area?

Abstaining Task Group Members:

Curt Whitesell (WKRP Indy), Downtown Westfield Association Secretary

Cc: Kevin Todd, Director of Community Development, City of Westfield